
Site Address:	8 Lugano Close, Waterloooville, PO7 6AT		
Proposal:	Proposed addition of dropped kerb.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00427	Expiry Date:	07/08/2024
Applicant:	Mr Lambourne		
Agent:	Mr Walker	Case Officer:	Robert Riley
	Parkers Design		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a bungalow located in Waterloooville. It primarily features brickwork and white render to form its external walls, with red tile work at the front elevation, with brown concrete tiles in a gable pitch to form the roof. It features a paved driveway and dropped kerb fronting onto Lugano Close, with to the rear a garden. To the side of the dwelling is a garage.
- 1.2 The application site is in an area that could be considered both urban and residential, with the character of the road featuring similarly sized bungalows, which are primarily rendered, which feature a wide variety of colours in evidence.

2 Planning History

- 2.1 No relevant planning history

3 Proposal

- 3.1 This application proposes 1 element:
- Proposed addition of dropped kerb.

Officer Note

- 3.2 An assessment has been made of the relevant criteria of the GPDO (Schedule 2; Part 2; Class B; Minor operations):

Class B – means of access to a highway

Permitted development

B. The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).

- 3.3 It is considered the proposal is able to be built under permitted development rights as it is not located on a classified road, and would accord with the permitted development rights set out above.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS20 (Transport and Access Strategy)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020 N/A

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson
No comments received

Councillor Peter Wade
No comments received

Councillor Ryan Brent
No comments received

Hampshire Highways
Hampshire highways originally commented:

The Highway Authority are unable to provide a recommendation at this time, as clarification is required regarding the new access. If a new access is being proposed then a visibility splay in accordance with HCC TG3 guidance should be provided. For more information on visibility splays please see Hampshire County Council Technical guidance TG3 using the following link. Microsoft Word - TG3 Technical Guidance Note -

Stopping Sight Distances and Visibility Splays
(A1001001A17F05B10508J50123)1.docx (hants.gov.uk). Additionally, if the applicant is planning on extending the existing dropped kerb to facilitate this access, then this should also be shown on plans, with the total length (the existing plus the proposed) identified.

Furthermore, it is recommended to the applicant that they should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link <https://www.hants.gov.uk/transport/parking/droppedkerbs>

Officer Comment: *In response to this, communication between the officer and the agent was undertaken and the agent amended plans to feature visibility splays. Regarding this amendment to the plans, Hampshire Highways commented:*

Additional information has been submitted, which includes a revised access drawing indicating there is to be a new dropped kerb. Visibility splays for the new access have been provided, however it should be noted that these are not in accordance with HCC TG3 guidance. However, in light of the above, the Highway Authority has no objection to the above application.

Furthermore, it is recommended to the applicant that they should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link <https://www.hants.gov.uk/transport/parking/droppedkerbs>

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Highway Safety

(i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. Furthermore as stated in section 3 after careful consideration of the GDPO under Schedule 2; Part 2; Class B; Minor operations, it is considered that this proposal is able to be built under permitted development rights.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposed development would feature an additional dropped kerb for No.8 which would feature a width of approximately 2.4 metres. The addition of the dropped kerb would allow vehicles another access to parking on the existing front driveway and therefore has a functional purpose.
- 7.4 Moreover, the proposed extension to the dropped kerb is deemed to be acceptable and appropriate as it would be a limited and acceptable visual change, in keeping the context of the area. As such, it is considered that the addition of the proposed dropped kerb would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 Vehicular movements and activity would be closer to the boundary with No.10 Lugano Close, however, this activity would not be considered to be materially more harmful than the activity already taking place. Notwithstanding this, it is noted that no letters of objection have been received with respect to the proposed addition of dropped kerb.
- 7.7 Consequently, it is considered that the proposal would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011).

(iv) Highway Safety

- 7.8 Due to works impacting the highway, Hampshire Highways were consulted on this application. Hampshire highways originally stated " *The Highway Authority are unable to provide a recommendation at this time, as clarification is required regarding the new access. If a new access is being proposed then a visibility splay in accordance with HCC TG3 guidance should be provided*". Regarding this, communication between the case officer and the agent was undertaken, with the agent sending amended plans, showing visibility splays. Hampshire Highways were reconsulted in light of this, whereby they stated " *Additional information has been submitted, which includes a revised access drawing indicating there is to be a new dropped kerb. Visibility splays for the new access have been provided, however it should be noted that these are not in accordance with HCC TG3 guidance. However, in light of the above, the Highway Authority has no objection to the above application*".

In light of the lack of objection from Hampshire Highways, planning officers are satisfied that the impact upon highway safety would be acceptable and there would be no severe residual cumulative impacts on the road network. An informative will be added however, confirming the need for a licence from Hampshire County Council for highway works.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, would have an acceptable impact on the neighbouring properties and highway safety. Furthermore, this proposal is considered to be able to be built under permitted development rights as stated in section 3 and 7. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00427 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawn Number: P1: EXISTING AND PROPOSED ELEVATIONS AND KERB PLAN: Uploaded 6/6/24

Drawing Number: P0: AMENDED LOCATION AND BLOCK PLAN: Uploaded 19/7/24

Reason: To ensure provision of a satisfactory development.